

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA

Monday, December 3, 2007 – 1:15 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. ACTION ITEMS:

***1:15 P.M.**

FIRST ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP 35-03/Greilich. The proposed project would divide APN 24-290-04, totaling 10.25 acres, into eight lots with parcels ranging from 1.09 to 1.52 acres. The property is located about one-half mile north of the intersection of State Route 120 and U.S. Highway 6, near the community of Benton. One access point has been proposed from U.S. 6. The General Plan designation is Rural Residential with a minimum one-acre lot size (RR). Following the public hearing on April 14, 2005, the Planning Commission forwarded this map to the Board of Supervisors with a recommendation for approval. The Board then continued the item, requesting that the Community Development Department, the proponent and the White Mountain Fire Protection District work out the fire suppression requirements. It was finally sent to the Board of Supervisors on Dec. 13, 2005, with a 24-month expiration date of Dec. 13, 2007. *Staff: Gwen Plummer*

***1:45 P.M.**

LOT LINE ADJUSTMENT 02-06/Hansen. The proposed project would adjust the boundary between APNs 19-150-26 and -27 to result in lot sizes of 3.8 and 11.2 acres, respectively. The property is located off Cemetery Road, approximately one mile east of its junction with U.S. 395 along the north shore of Mono Lake. Both properties are developed and designated Service Commercial (SC) in the General Plan. *Staff: Evan Nikirk*

***2:15 P.M.**

LOT LINE ADJUSTMENT 05-01/Chichester. The proposed project would adjust boundaries among four parcels, APNs 02-020-26, -32, -39 and 01-120-04. This project will result in parcel sizes of 2.95, 2.74, 3.0 and 5.0 acres, respectively. These properties are located on both sides of U.S. 395, just north of the Coleville townsite. APNs 02-020-26 and -32 are designated Agricultural (AG 10) and APNs 02-020-39 and 01-120-04 are designated Specific Plan (SP) and Estate Residential (ER) in the General Plan. *Staff: Evan Nikirk*

3. PREAPPLICATIONS:

***2:45 P.M.**

SFR CONSTRUCTION/Craig. The proposed project would construct a single-story cabin with a "footprint" (not to include a porch and garage) of 1,800 sq. ft. Due to their architectural appeal and historical significance, the existing cabin and two small outbuildings would be retained for storage only. The structures would not be made habitable, as it would be too costly under current building codes. The property is a 1.33-acre parcel (APN 08-111-13) located in Bridgeport and fronting on Court Street. The property is designated Specific Plan (SP)/Estate Residential (ER). *Staff: Mike Garcia*

More on back...

***3:15 P.M.**

LOT LINE ADJUSTMENT/Walker River Irrigation District. The proposed project would create a lot line adjustment among eight parcels (APNs 01-040-05, -08, -09, -11, 01-060-27, -33, -35, & 01-140-04) to allow Walker River Irrigation District ownership of the area of the Topaz Reservoir Diversion Improvements. The owners of the eight parcels are Walker River Irrigation District, Park Livestock Co., and Swauger Ranch. *Staff: Mike Garcia*

4. *3:45 P.M.

LDTAC RULES & PROCEDURES: The following has been added to the Procedures section:

- The chair is charged with conducting an orderly meeting. The chair position shall rotate every three months between a designated representative of the Planning Division and the Department of Public Works.

5. WORKSHOP: No items.

6. ADJOURN.

For questions on the above projects, call Community Development at (760) 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.